

070.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,342,500 / 1,342,500

USE VALUE: 1,342,500 / 1,342,500

ASSESSED: 1,342,500 / 1,342,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
107		STOWECROFT RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: FREDDURA ANTHONY & JEANNE	
Owner 2:	
Owner 3:	

Street 1: 107 STOWECROFT RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: HARVARD DEVELOPMENT LLC -

Owner 2: -

Street 1: 405 WALTHAM ST SUITE 401

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02421

**NARRATIVE DESCRIPTION**

This parcel contains 7,452 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Cprpm. Clap Exterior and 3695 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7452		Sq. Ft.	Site		0	70.	0.86	12									450,494						450,500	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										44669
										GIS Ref
										GIS Ref
										Insp Date
										06/27/18
										USER DEFINED



Prior Id # 1: 44669
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**PREVIOUS ASSESSMENT**

Parcel ID 070.0-0001-0007.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	892,300	0	7,452.	450,500	1,342,800	1,342,800
2019	101	FV	337,700	0	7,452.	418,300	756,000	756,000
2018	132	FV		0	7,452.	62,700	62,700	62,700
2017	132	FV		0	7,452.	55,000	55,000	55,000
2016	132	FV		0	7,452.	50,200	50,200	50,200
2015	132	FV		0	7,452.	44,400	44,400	44,400
2014	132	FV		0	7,452.	42,000	42,000	42,000
2013	132	FV		0	7,452.	40,000	40,000	40,000

**SALES INFORMATION**

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
HARVARD DEVELOP	71716-572		10/5/2018		1,450,000	No	No					
MCCARTHY JUNE M	70513-61		1/16/2018	Mult Lots	1,255,000	No	No					
	20582-515		6/1/1990	Forclosure	99	No	No	F				

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2018	394	New Buil	393,000					
2/7/2018	140	Foundati	12,000	C				
5/16/2017	624	Heat App	18,000	C				

Date	Result	By	Name
6/27/2018	Meas/Inspect	DGM	D Mann
6/12/2018	Permit Visit	DGM	D Mann
4/17/2018	Permit Visit	DGM	D Mann
10/8/1999	Vacant Lot	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>													
Type:	6 - Colonial			Full Bath:	4	Rating: Average		643-1433.																							
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																									
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																									
Foundation:	1 - Concrete			A 3QBth:		Rating:																									
Frame:	1 - Wood			1/2 Bath:	1	Rating: Average																									
Prime Wall:	20 - Copm. Clap			A HBth:		Rating:																									
Sec Wall:		%		OthrFix:		Rating:																									
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																											
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Average		1st Res Grid Desc: Line 1 # Units: 1																							
Color:				A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O																							
View / Desir:				Fpl:	1	Rating: Average		Other																							
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:		Upper																					
Grade: B+ - Good (+)						<b>CONDOS INFORMATION</b>						Lvl 2																			
Year Blt:	2018	Eff Yr Blt:		Location:						Lvl 1																					
Alt LUC:		Alt %:		Total Units:						Lower																					
Jurisdict:	G20	Fact: .		Floor:						Totals RMS: 7 BRs: 4 Baths: 4 HB: 1																					
Const Mod:				% Own:																											
Lump Sum Adj:				Name:																											
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>													
Avg Ht/FL:	STD			Phys Cond:	AV - Average	1.0 %		Exterior:		No Unit	RMS	BRS	FL																		
Prim Int Wall:	1 - Drywall			Functional:		%		Interior:		1	7	4																			
Sec Int Wall:		%		Economic:		%		Additions:																							
Partition:	T - Typical			Special:		%		Kitchen:																							
Prim Floors:	3 - Hardwood			Override:		%		Baths:																							
Sec Floors:		%		Total:	1	%		Plumbing:																							
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>						Electric:																					
Subfloor:				Basic \$ / SQ: 125.00						Heating:																					
Bsmnt Gar:				Size Adj.: 0.93420625						General:																					
Electric:	3 - Typical			Const Adj.: 0.97990203						<b>COMPARABLE SALES</b>																					
Insulation:	2 - Typical			Adj \$ / SQ: 114.429						Rate	Parcel ID	Typ	Date	Sale Price																	
Int vs Ext:	S			Other Features: 136295																											
Heat Fuel:	2 - Gas			Grade Factor: 1.46																											
Heat Type:	15 - H.V.A.C			NBHD Inf: 1.00000000																											
# Heat Sys:				NBHD Mod:																											
% Heated:	100	% AC: 100		LUC Factor: 1.00																											
Solar HW:	NO	Central Vac: NO		Adj Total: 900996							Juris. Factor:	1.00	Before Depr:	167.07																	
% Com Wall:		% Sprinkled:		Depreciation: 9010							Special Features:	0	Val/Su Net:	157.26																	
				Depreciated Total: 891986							Final Total:	892000	Val/Su SzAd	241.44																	
<b>MOBILE HOME</b>						Make:			Model:			Serial #:			Year:			Color:													
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 070.0-0001-0007.0												<b>IMAGE</b>													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							<b>AssessPro Patriot Properties, Inc</b>							
More: N	Total Yard Items:			Total Special Features:			Total:																								